

DATE: 03/21/2012

**WISCONSIN DEPARTMENT OF REVENUE
2011 ASSESSMENT/SALES RATIO ANALYSIS**

EQSALE304WI

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TAXATION DISTRICT 002 TOWN OF ALGOMA

COUNTY 70 WINNEBAGO

EQ ADMIN AREA 81 GREEN BAY

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	10	301,500	488,700	61.69	64.01	51.56	30.53	50.0	1.04
	IMPROVED	75	18,122,700	18,009,238	100.63	101.10	98.11	12.40	70.7	1.00
	TOTAL	85	18,424,200	18,497,938	99.60	96.73	97.02	15.31	65.9	0.97
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	1	146,900	123,800	118.66	118.66	118.66	0.00	100.0	1.00
	TOTAL	1	146,900	123,800	118.66	118.66	118.66	0.00	100.0	1.00
TOTAL	VACANT	10	301,500	488,700	61.69	64.01	51.56	30.53	50.0	1.04
	IMPROVED	76	18,269,600	18,133,038	100.75	101.33	99.12	12.38	73.7	1.01
	TOTAL	86	18,571,100	18,621,738	99.73	96.99	97.17	15.37	66.3	0.97

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

		OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
		#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	10		0	0.0	0	0.0	1	10.0	4	40.0	1	10.0	1	10.0	3	30.0
	IMPROVED	75		0	0.0	1	1.3	7	9.3	29.5	39.3	10	13.3	2	2.7	2	2.7
	TOTAL	85		6	7.1	2	2.4	5	5.9	29.5	34.7	12	14.1	1	1.2	3	3.5
2 - COMMERCIAL	VACANT	0		0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	1		0	0.0	0	0.0	0	0.0	.5	50.0	0	0.0	0	0.0	0	0.0
	TOTAL	1		0	0.0	0	0.0	0	0.0	.5	50.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	10		0	0.0	0	0.0	1	10.0	4	40.0	1	10.0	0	0.0	3	30.0
	IMPROVED	76		0	0.0	1	1.3	7	9.2	30	39.5	26	34.2	8	10.5	2	2.6
	TOTAL	86		6	7.0	2	2.3	5	5.8	30	34.9	27	31.4	12	14.0	3	3.5

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TAXATION DISTRICT 004 TOWN OF BLACK WOLF

COUNTY 70 WINNEBAGO

EQ ADMIN AREA 81 GREEN BAY

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	2	54,000	50,000	108.00	105.72	105.72	5.41	100.0	0.98
	IMPROVED	22	4,260,800	4,509,554	94.48	94.79	94.11	10.82	68.2	1.00
	TOTAL	24	4,314,800	4,559,554	94.63	95.70	95.55	10.77	66.7	1.01
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
TOTAL	VACANT	2	54,000	50,000	108.00	105.72	105.72	5.41	100.0	0.98
	IMPROVED	22	4,260,800	4,509,554	94.48	94.79	94.11	10.82	68.2	1.00
	TOTAL	24	4,314,800	4,559,554	94.63	95.70	95.55	10.77	66.7	1.01

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	2	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0
	IMPROVED	22	0	0.0	0	0.0	3	13.6	8	36.4	7	31.8	4	18.2	0	0.0	0	0.0
	TOTAL	24	0	0.0	0	0.0	4	16.7	8	33.3	8	33.3	4	16.7	0	0.0	0	0.0
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	TOTAL	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	2	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0
	IMPROVED	22	0	0.0	0	0.0	3	13.6	8	36.4	7	31.8	4	18.2	0	0.0	0	0.0
	TOTAL	24	0	0.0	0	0.0	4	16.7	8	33.3	8	33.3	4	16.7	0	0.0	0	0.0

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TAXATION DISTRICT 006 TOWN OF CLAYTON

COUNTY 70 WINNEBAGO

EQ ADMIN AREA 81 GREEN BAY

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	15	456,400	448,900	101.67	99.79	90.45	19.13	40.0	0.98
	IMPROVED	25	6,292,900	6,025,150	104.44	106.34	103.07	8.37	80.0	1.02
	TOTAL	40	6,749,300	6,474,050	104.25	103.88	102.97	11.85	65.0	1.00
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
TOTAL	VACANT	15	456,400	448,900	101.67	99.79	90.45	19.13	40.0	0.98
	IMPROVED	25	6,292,900	6,025,150	104.44	106.34	103.07	8.37	80.0	1.02
	TOTAL	40	6,749,300	6,474,050	104.25	103.88	102.97	11.85	65.0	1.00

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	15	0	0.0	0	0.0	2	13.3	5.5	36.7	.5	3.3	4	26.7	1	6.7	2	13.3
	IMPROVED	25	0	0.0	0	0.0	2	8.0	10.5	42.0	9.5	38.0	2	8.0	0	0.0	1	4.0
	TOTAL	40	0	0.0	0	0.0	8	20.0	12	30.0	14	35.0	4	10.0	1	2.5	1	2.5
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	TOTAL	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	15	0	0.0	0	0.0	2	13.3	5.5	36.7	.5	3.3	4	26.7	1	6.7	2	13.3
	IMPROVED	25	0	0.0	0	0.0	2	8.0	10.5	42.0	9.5	38.0	2	8.0	0	0.0	1	4.0
	TOTAL	40	0	0.0	0	0.0	8	20.0	12	30.0	14	35.0	4	10.0	1	2.5	1	2.5

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TAXATION DISTRICT 008 TOWN OF MENASHA

COUNTY 70 WINNEBAGO

EQ ADMIN AREA 81 GREEN BAY

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	6	235,400	268,850	87.56	87.79	87.91	7.88	66.7	1.00
	IMPROVED	118	20,756,900	19,395,385	107.02	109.24	104.94	9.02	83.9	1.02
	TOTAL	124	20,992,300	19,664,235	106.75	108.20	104.83	9.39	81.5	1.01
2 - COMMERCIAL	VACANT	1	169,400	165,000	102.67	102.67	102.67	0.00	100.0	1.00
	IMPROVED	5	1,433,600	1,125,600	127.36	138.53	110.00	33.51	60.0	1.09
	TOTAL	6	1,603,000	1,290,600	124.21	132.55	107.31	29.76	66.7	1.07
TOTAL	VACANT	7	404,800	433,850	93.30	89.92	88.70	8.94	57.1	0.96
	IMPROVED	123	22,190,500	20,520,985	108.14	110.43	104.97	10.12	82.9	1.02
	TOTAL	130	22,595,300	20,954,835	107.83	109.33	104.83	10.36	80.8	1.01

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

		OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
		#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	6		0	0.0	0	0.0	1	16.7	2	33.3	2	33.3	1	16.7	0	0.0
	IMPROVED	118		0	0.0	0	0.0	1	0.9	58	49.2	41	34.8	11	9.3	5	4.2
	TOTAL	124		0	0.0	1	0.8	4	3.2	57	46.0	44	35.5	11	8.9	5	4.0
2 - COMMERCIAL	VACANT	1		0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0
	IMPROVED	5		0	0.0	0	0.0	0	0.0	2.5	50.0	.5	10.0	0	0.0	2	40.0
	TOTAL	6		0	0.0	0	0.0	0	0.0	3	50.0	1	16.7	0	0.0	2	33.3
TOTAL	VACANT	7		0	0.0	0	0.0	1	14.3	2.5	35.7	1.5	21.4	2	28.6	0	0.0
	IMPROVED	123		0	0.0	0	0.0	1	0.8	60.5	49.2	41.5	33.7	11	8.9	5	4.1
	TOTAL	130		0	0.0	1	0.8	4	3.1	60	46.2	45	34.6	11	8.5	5	3.9

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TAXATION DISTRICT 010 TOWN OF NEENAH
 COUNTY 70 WINNEBAGO
 EQ ADMIN AREA 81 GREEN BAY

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	7	225,500	225,300	100.09	102.68	97.09	13.18	57.1	1.03
	IMPROVED	27	7,174,400	7,053,300	101.72	102.22	100.56	8.07	85.2	1.00
	TOTAL	34	7,399,900	7,278,600	101.67	102.32	99.99	9.18	79.4	1.01
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	1	760,900	1,000,000	76.09	76.09	76.09	0.00	100.0	1.00
	TOTAL	1	760,900	1,000,000	76.09	76.09	76.09	0.00	100.0	1.00
TOTAL	VACANT	7	225,500	225,300	100.09	102.68	97.09	13.18	57.1	1.03
	IMPROVED	28	7,935,300	8,053,300	98.53	101.29	99.99	8.70	82.1	1.03
	TOTAL	35	8,160,800	8,278,600	98.58	101.57	99.42	9.64	77.1	1.03

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	7	0	0.0	0	0.0	1	14.3	2.5	35.7	1.5	21.4	1	14.3	1	14.3	0	0.0
	IMPROVED	27	0	0.0	0	0.0	1	3.7	12.5	46.3	10.5	38.9	3	11.1	0	0.0	0	0.0
	TOTAL	34	0	0.0	0	0.0	2	5.9	15	44.1	12	35.3	4	11.8	1	2.9	0	0.0
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	TOTAL	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	7	0	0.0	0	0.0	1	14.3	2.5	35.7	1.5	21.4	1	14.3	1	14.3	0	0.0
	IMPROVED	28	0	0.0	0	0.0	2	7.1	12	42.9	11	39.3	3	10.7	0	0.0	0	0.0
	TOTAL	35	0	0.0	0	0.0	3	8.6	14.5	41.4	12.5	35.7	4	11.4	1	2.9	0	0.0

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2011 ASSESSMENT/SALES RATIO ANALYSIS

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TAXATION DISTRICT 012 TOWN OF NEKIMI
 COUNTY 70 WINNEBAGO
 EQ ADMIN AREA 81 GREEN BAY

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	2	456,800	445,000	102.65	103.30	103.30	5.09	100.0	1.01
	TOTAL	2	456,800	445,000	102.65	103.30	103.30	5.09	100.0	1.01
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
TOTAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	2	456,800	445,000	102.65	103.30	103.30	5.09	100.0	1.01
	TOTAL	2	456,800	445,000	102.65	103.30	103.30	5.09	100.0	1.01

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	2	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0
	TOTAL	2	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	TOTAL	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	2	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0
	TOTAL	2	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0

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TAXATION DISTRICT 014 TOWN OF NEPEUSKUN

COUNTY 70 WINNEBAGO

EQ ADMIN AREA 81 GREEN BAY

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	2	54,000	50,000	108.00	108.00			0.0	1.00
	TOTAL	2	54,000	50,000	108.00	108.00			0.0	1.00
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
TOTAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	2	54,000	50,000	108.00	108.00			0.0	1.00
	TOTAL	2	54,000	50,000	108.00	108.00			0.0	1.00

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	2	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0
	TOTAL	2	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	TOTAL	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	2	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0
	TOTAL	2	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0

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TAXATION DISTRICT 016 TOWN OF OMRO
COUNTY 70 WINNEBAGO
EQ ADMIN AREA 81 GREEN BAY

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	1	37,000	38,000	97.37	97.37	97.37	0.00	100.0	1.00
	IMPROVED	15	2,682,700	2,512,850	106.76	113.98	100.69	19.74	66.7	1.07
	TOTAL	16	2,719,700	2,550,850	106.62	112.94	100.32	18.78	62.5	1.06
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
TOTAL	VACANT	1	37,000	38,000	97.37	97.37	97.37	0.00	100.0	1.00
	IMPROVED	15	2,682,700	2,512,850	106.76	113.98	100.69	19.74	66.7	1.07
	TOTAL	16	2,719,700	2,550,850	106.62	112.94	100.32	18.78	62.5	1.06

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	IMPROVED	15	0	0.0	0	0.0	1	6.7	6.5	43.3	3.5	23.3	1	6.7	1	6.7	2	13.3
	TOTAL	16	0	0.0	0	0.0	1	6.3	7	43.8	3	18.8	2	12.5	1	6.3	2	12.5
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	TOTAL	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	IMPROVED	15	0	0.0	0	0.0	1	6.7	6.5	43.3	3.5	23.3	1	6.7	1	6.7	2	13.3
	TOTAL	16	0	0.0	0	0.0	1	6.3	7	43.8	3	18.8	2	12.5	1	6.3	2	12.5

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TAXATION DISTRICT 018 TOWN OF OSHKOSH

COUNTY 70 WINNEBAGO

EQ ADMIN AREA 81 GREEN BAY

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	2	145,500	159,700	91.11	90.95	90.95	7.67	100.0	1.00
	IMPROVED	19	4,275,100	3,825,056	111.77	115.00	114.14	12.52	63.2	1.03
	TOTAL	21	4,420,600	3,984,756	110.94	112.71	113.83	13.28	57.1	1.02
2 - COMMERCIAL	VACANT	1	2,000	18,800	10.64	10.64	10.64	0.00	100.0	1.00
	IMPROVED	4	703,800	876,000	80.34	65.24	67.84	41.75	0.0	0.81
	TOTAL	5	705,800	894,800	78.88	54.32	50.65	60.53	20.0	0.69
TOTAL	VACANT	3	147,500	178,500	82.63	64.18	83.97	34.65	33.3	0.78
	IMPROVED	23	4,978,900	4,701,056	105.91	106.34	110.63	18.19	56.5	1.00
	TOTAL	26	5,126,400	4,879,556	105.06	101.48	105.95	21.55	50.0	0.97

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	2	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0
	IMPROVED	19	0	0.0	0	0.0	3	15.8	6.5	34.2	5.5	29.0	4	21.1	0	0.0	0	0.0
	TOTAL	21	0	0.0	0	0.0	4	19.1	6.5	31.0	5.5	26.2	5	23.8	0	0.0	0	0.0
2 - COMMERCIAL	VACANT	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	IMPROVED	4	1	25.0	0	0.0	1	25.0	0	0.0	0	0.0	1	25.0	0	0.0	1	25.0
	TOTAL	5	2	40.0	0	0.0	0	0.0	.5	10.0	.5	10.0	0	0.0	0	0.0	2	40.0
TOTAL	VACANT	3	1	33.3	0	0.0	0	0.0	.5	16.7	.5	16.7	1	33.3	0	0.0	0	0.0
	IMPROVED	23	2	8.7	0	0.0	3	13.0	6.5	28.3	6.5	28.3	3	13.0	2	8.7	0	0.0
	TOTAL	26	3	11.5	0	0.0	4	15.4	6	23.1	7	26.9	3	11.5	3	11.5	0	0.0

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TAXATION DISTRICT 020 TOWN OF POYGAN
 COUNTY 70 WINNEBAGO
 EQ ADMIN AREA 81 GREEN BAY

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	1	20,000	23,000	86.96	86.96	86.96	0.00	100.0	1.00
	IMPROVED	7	1,377,300	1,465,778	93.96	102.01	98.01	20.74	28.6	1.09
	TOTAL	8	1,397,300	1,488,778	93.86	100.13	92.49	20.72	50.0	1.07
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
TOTAL	VACANT	1	20,000	23,000	86.96	86.96	86.96	0.00	100.0	1.00
	IMPROVED	7	1,377,300	1,465,778	93.96	102.01	98.01	20.74	28.6	1.09
	TOTAL	8	1,397,300	1,488,778	93.86	100.13	92.49	20.72	50.0	1.07

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	IMPROVED	7	0	0.0	0	0.0	3	42.9	.5	7.1	1.5	21.4	1	14.3	0	0.0	1	14.3
	TOTAL	8	0	0.0	0	0.0	1	12.5	3	37.5	1	12.5	1	12.5	1	12.5	1	12.5
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	TOTAL	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	IMPROVED	7	0	0.0	0	0.0	3	42.9	.5	7.1	1.5	21.4	1	14.3	0	0.0	1	14.3
	TOTAL	8	0	0.0	0	0.0	1	12.5	3	37.5	1	12.5	1	12.5	1	12.5	1	12.5

TAXATION DISTRICT 022 TOWN OF RUSHFORD

COUNTY 70 WINNEBAGO

EQ ADMIN AREA 81 GREEN BAY

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
TOTAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

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TAXATION DISTRICT 024 TOWN OF UTICA
COUNTY 70 WINNEBAGO
EQ ADMIN AREA 81 GREEN BAY

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	1	49,800	65,900	75.57	75.57	75.57	0.00	100.0	1.00
	IMPROVED	9	1,624,100	1,717,500	94.56	95.39	96.55	13.22	66.7	1.01
	TOTAL	10	1,673,900	1,783,400	93.86	93.41	96.13	14.13	60.0	1.00
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	1	12,200	19,000	64.21	64.21	64.21	0.00	100.0	1.00
	TOTAL	1	12,200	19,000	64.21	64.21	64.21	0.00	100.0	1.00
TOTAL	VACANT	1	49,800	65,900	75.57	75.57	75.57	0.00	100.0	1.00
	IMPROVED	10	1,636,300	1,736,500	94.23	92.27	96.13	15.31	60.0	0.98
	TOTAL	11	1,686,100	1,802,400	93.55	90.75	95.71	15.89	54.6	0.97

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	IMPROVED	9	0	0.0	0	0.0	2	22.2	2.5	27.8	3.5	38.9	0	0.0	1	11.1	0	0.0
	TOTAL	10	0	0.0	0	0.0	3	30.0	2	20.0	4	40.0	0	0.0	1	10.0	0	0.0
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	TOTAL	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	IMPROVED	10	0	0.0	1	10.0	2	20.0	2	20.0	4	40.0	0	0.0	1	10.0	0	0.0
	TOTAL	11	0	0.0	1	9.1	3	27.3	1.5	13.6	4.5	40.9	0	0.0	1	9.1	0	0.0

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TAXATION DISTRICT 026 TOWN OF VINLAND
 COUNTY 70 WINNEBAGO
 EQ ADMIN AREA 81 GREEN BAY

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	13	2,656,100	2,537,000	104.69	103.04	105.74	6.25	84.6	0.98
	TOTAL	13	2,656,100	2,537,000	104.69	103.04	105.74	6.25	84.6	0.98
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
TOTAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	13	2,656,100	2,537,000	104.69	103.04	105.74	6.25	84.6	0.98
	TOTAL	13	2,656,100	2,537,000	104.69	103.04	105.74	6.25	84.6	0.98

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	13	0	0.0	0	0.0	2	15.4	4.5	34.6	6.5	50.0	0	0.0	0	0.0	0	0.0
	TOTAL	13	0	0.0	0	0.0	2	15.4	4.5	34.6	6.5	50.0	0	0.0	0	0.0	0	0.0
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	TOTAL	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	13	0	0.0	0	0.0	2	15.4	4.5	34.6	6.5	50.0	0	0.0	0	0.0	0	0.0
	TOTAL	13	0	0.0	0	0.0	2	15.4	4.5	34.6	6.5	50.0	0	0.0	0	0.0	0	0.0

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TAXATION DISTRICT 028 TOWN OF WINCHESTER

COUNTY 70 WINNEBAGO

EQ ADMIN AREA 81 GREEN BAY

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	9	1,479,200	1,497,006	98.81	101.62	98.64	6.54	88.9	1.03
	TOTAL	9	1,479,200	1,497,006	98.81	101.62	98.64	6.54	88.9	1.03
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
TOTAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	9	1,479,200	1,497,006	98.81	101.62	98.64	6.54	88.9	1.03
	TOTAL	9	1,479,200	1,497,006	98.81	101.62	98.64	6.54	88.9	1.03

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	9	0	0.0	0	0.0	0	0.0	4.5	50.0	3.5	38.9	1	11.1	0	0.0	0	0.0
	TOTAL	9	0	0.0	0	0.0	0	0.0	4.5	50.0	3.5	38.9	1	11.1	0	0.0	0	0.0
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	TOTAL	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	9	0	0.0	0	0.0	0	0.0	4.5	50.0	3.5	38.9	1	11.1	0	0.0	0	0.0
	TOTAL	9	0	0.0	0	0.0	0	0.0	4.5	50.0	3.5	38.9	1	11.1	0	0.0	0	0.0

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TAXATION DISTRICT 030 TOWN OF WINNECONNE

COUNTY 70 WINNEBAGO

EQ ADMIN AREA 81 GREEN BAY

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	4	332,300	343,500	96.74	104.56	105.16	14.87	50.0	1.08
	IMPROVED	13	3,939,200	3,645,900	108.04	109.86	105.17	10.03	76.9	1.02
	TOTAL	17	4,271,500	3,989,400	107.07	108.61	105.17	11.17	70.6	1.01
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	1	142,700	103,900	137.34	137.34	137.34	0.00	100.0	1.00
	TOTAL	1	142,700	103,900	137.34	137.34	137.34	0.00	100.0	1.00
TOTAL	VACANT	4	332,300	343,500	96.74	104.56	105.16	14.87	50.0	1.08
	IMPROVED	14	4,081,900	3,749,800	108.86	111.82	106.15	11.39	71.4	1.03
	TOTAL	18	4,414,200	4,093,300	107.84	110.21	106.15	12.13	66.7	1.02

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	4	0	0.0	0	0.0	1	25.0	1	25.0	1	25.0	1	25.0	0	0.0	0	0.0
	IMPROVED	13	0	0.0	0	0.0	0	0.0	6.5	50.0	3.5	26.9	2	15.4	1	7.7	0	0.0
	TOTAL	17	0	0.0	0	0.0	1	5.9	7.5	44.1	4.5	26.5	3	17.7	1	5.9	0	0.0
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	TOTAL	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	4	0	0.0	0	0.0	1	25.0	1	25.0	1	25.0	1	25.0	0	0.0	0	0.0
	IMPROVED	14	0	0.0	0	0.0	0	0.0	7	50.0	3	21.4	3	21.4	1	7.1	0	0.0
	TOTAL	18	0	0.0	0	0.0	1	5.6	8	44.4	4	22.2	4	22.2	1	5.6	0	0.0

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WISCONSIN DEPARTMENT OF REVENUE
2011 ASSESSMENT/SALES RATIO ANALYSIS

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TAXATION DISTRICT 032 TOWN OF WOLF RIVER
 COUNTY 70 WINNEBAGO
 EQ ADMIN AREA 81 GREEN BAY

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	18	3,699,700	3,511,236	105.37	111.89	106.23	15.11	66.7	1.06
	TOTAL	18	3,699,700	3,511,236	105.37	111.89	106.23	15.11	66.7	1.06
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
TOTAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	18	3,699,700	3,511,236	105.37	111.89	106.23	15.11	66.7	1.06
	TOTAL	18	3,699,700	3,511,236	105.37	111.89	106.23	15.11	66.7	1.06

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	18	0	0.0	0	0.0	1	5.6	8	44.4	4	22.2	4	22.2	0	0.0	1	5.6
	TOTAL	18	0	0.0	0	0.0	1	5.6	8	44.4	4	22.2	4	22.2	0	0.0	1	5.6
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	TOTAL	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	18	0	0.0	0	0.0	1	5.6	8	44.4	4	22.2	4	22.2	0	0.0	1	5.6
	TOTAL	18	0	0.0	0	0.0	1	5.6	8	44.4	4	22.2	4	22.2	0	0.0	1	5.6

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WISCONSIN DEPARTMENT OF REVENUE
2011 ASSESSMENT/SALES RATIO ANALYSIS

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TAXATION DISTRICT 191 VILLAGE OF WINNECONNE
 COUNTY 70 WINNEBAGO
 EQ ADMIN AREA 81 GREEN BAY

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	24	4,042,000	3,998,000	101.10	102.38	100.03	4.84	87.5	1.01
	TOTAL	24	4,042,000	3,998,000	101.10	102.38	100.03	4.84	87.5	1.01
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	3	663,600	693,400	95.70	95.11	100.00	22.38	33.3	0.99
	TOTAL	3	663,600	693,400	95.70	95.11	100.00	22.38	33.3	0.99
TOTAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	27	4,705,600	4,691,400	100.30	101.57	100.00	6.79	81.5	1.01
	TOTAL	27	4,705,600	4,691,400	100.30	101.57	100.00	6.79	81.5	1.01

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	24	0	0.0	0	0.0	1	4.2	11	45.8	10	41.7	1	4.2	1	4.2	0	0.0
	TOTAL	24	0	0.0	0	0.0	1	4.2	11	45.8	10	41.7	1	4.2	1	4.2	0	0.0
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	3	0	0.0	1	33.3	0	0.0	.5	16.7	.5	16.7	1	33.3	0	0.0	0	0.0
	TOTAL	3	0	0.0	1	33.3	0	0.0	.5	16.7	.5	16.7	1	33.3	0	0.0	0	0.0
TOTAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	27	0	0.0	1	3.7	1	3.7	11.5	42.6	10.5	38.9	2	7.4	1	3.7	0	0.0
	TOTAL	27	0	0.0	1	3.7	1	3.7	11.5	42.6	10.5	38.9	2	7.4	1	3.7	0	0.0

WISCONSIN DEPARTMENT OF REVENUE
2011 ASSESSMENT/SALES RATIO ANALYSIS

TAXATION DISTRICT 201 CITY OF APPLETON
COUNTY 70 WINNEBAGO
EQ ADMIN AREA 81 GREEN BAY

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	2	1,982,900	1,794,375	110.51	106.23	106.23	5.00	100.0	0.96
	TOTAL	2	1,982,900	1,794,375	110.51	106.23	106.23	5.00	100.0	0.96
TOTAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	2	1,982,900	1,794,375	110.51	106.23	106.23	5.00	100.0	0.96
	TOTAL	2	1,982,900	1,794,375	110.51	106.23	106.23	5.00	100.0	0.96

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	TOTAL	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	2	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0
	TOTAL	2	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	2	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0
	TOTAL	2	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0

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2011 ASSESSMENT/SALES RATIO ANALYSIS

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TAXATION DISTRICT 251 CITY OF MENASHA
 COUNTY 70 WINNEBAGO
 EQ ADMIN AREA 81 GREEN BAY

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	71	8,499,200	7,900,077	107.58	108.98	106.36	10.78	74.7	1.01
	TOTAL	71	8,499,200	7,900,077	107.58	108.98	106.36	10.78	74.7	1.01
2 - COMMERCIAL	VACANT	2	250,200	340,000	73.59	72.77	72.77	38.53	0.0	0.99
	IMPROVED	5	2,205,700	2,190,061	100.71	114.52	108.49	21.93	40.0	1.14
	TOTAL	7	2,455,900	2,530,061	97.07	102.59	100.80	25.90	71.4	1.06
TOTAL	VACANT	2	250,200	340,000	73.59	72.77	72.77	38.53	0.0	0.99
	IMPROVED	76	10,704,900	10,090,138	106.09	109.34	106.47	11.56	73.7	1.03
	TOTAL	78	10,955,100	10,430,138	105.03	108.41	106.21	12.10	71.8	1.03

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	71	0	0.0	1	1.4	4	5.6	30.5	43.0	22.5	31.7	9	12.7	3	4.2	1	1.4
	TOTAL	71	0	0.0	1	1.4	4	5.6	30.5	43.0	22.5	31.7	9	12.7	3	4.2	1	1.4
2 - COMMERCIAL	VACANT	2	0	0.0	1	50.0	0	0.0	0	0.0	0	0.0	0	0.0	1	50.0	0	0.0
	IMPROVED	5	0	0.0	0	0.0	2	40.0	.5	10.0	1.5	30.0	0	0.0	0	0.0	1	20.0
	TOTAL	7	1	14.3	0	0.0	0	0.0	2.5	35.7	2.5	35.7	0	0.0	0	0.0	1	14.3
TOTAL	VACANT	2	0	0.0	1	50.0	0	0.0	0	0.0	0	0.0	0	0.0	1	50.0	0	0.0
	IMPROVED	76	0	0.0	1	1.3	6	7.9	31	40.8	25	32.9	8	10.5	3	4.0	2	2.6
	TOTAL	78	1	1.3	1	1.3	6	7.7	31	39.8	25	32.1	9	11.5	3	3.9	2	2.6

WISCONSIN DEPARTMENT OF REVENUE
2011 ASSESSMENT/SALES RATIO ANALYSIS

TAXATION DISTRICT 261 CITY OF NEENAH
 COUNTY 70 WINNEBAGO
 EQ ADMIN AREA 81 GREEN BAY

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	15	554,500	618,800	89.61	93.17	96.00	28.99	53.3	1.04
	IMPROVED	226	34,929,000	33,324,604	104.81	107.64	104.96	11.91	69.9	1.03
	TOTAL	241	35,483,500	33,943,404	104.54	106.74	104.19	13.04	69.7	1.02
2 - COMMERCIAL	VACANT	1	99,000	99,000	100.00	100.00	100.00	0.00	100.0	1.00
	IMPROVED	10	2,136,800	2,239,500	95.41	94.22	91.65	8.76	80.0	0.99
	TOTAL	11	2,235,800	2,338,500	95.61	94.75	92.07	8.71	81.8	0.99
TOTAL	VACANT	16	653,500	717,800	91.04	93.60	96.86	27.20	56.3	1.03
	IMPROVED	236	37,065,800	35,564,104	104.22	107.07	104.17	12.03	70.3	1.03
	TOTAL	252	37,719,300	36,281,904	103.96	106.22	103.89	13.03	69.4	1.02

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

		OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
		#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	15		3	20.0	1	6.7	1	6.7	2.5	16.7	5.5	36.7	0	0.0	0	0.0
	IMPROVED	226		0	0.0	1	0.4	24	10.6	88	38.9	70	31.0	30	13.3	9	4.0
	TOTAL	241		4	1.7	2	0.8	21	8.7	93.5	38.8	74.5	30.9	29	12.0	11	4.6
2 - COMMERCIAL	VACANT	1		0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0
	IMPROVED	10		0	0.0	0	0.0	0	0.0	5	50.0	3	30.0	2	20.0	0	0.0
	TOTAL	11		0	0.0	0	0.0	0	0.0	5.5	50.0	3.5	31.8	2	18.2	0	0.0
TOTAL	VACANT	16		3	18.8	1	6.3	1	6.3	3	18.8	6	37.5	0	0.0	2	12.5
	IMPROVED	236		0	0.0	1	0.4	25	10.6	92	39.0	74	31.4	29	12.3	11	4.7
	TOTAL	252		4	1.6	2	0.8	24	9.5	96	38.1	79	31.4	29	11.5	12	4.8

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TAXATION DISTRICT 265 CITY OF OMRO
COUNTY 70 WINNEBAGO
EQ ADMIN AREA 81 GREEN BAY

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	1	4,800	11,000	43.64	43.64	43.64	0.00	100.0	1.00
	IMPROVED	22	2,266,700	2,242,500	101.08	108.15	101.05	16.11	63.6	1.07
	TOTAL	23	2,271,500	2,253,500	100.80	105.35	100.62	17.93	60.9	1.05
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	1	29,900	32,600	91.72	91.72	91.72	0.00	100.0	1.00
	TOTAL	1	29,900	32,600	91.72	91.72	91.72	0.00	100.0	1.00
TOTAL	VACANT	1	4,800	11,000	43.64	43.64	43.64	0.00	100.0	1.00
	IMPROVED	23	2,296,600	2,275,100	100.95	107.44	100.62	15.86	65.2	1.06
	TOTAL	24	2,301,400	2,286,100	100.67	104.78	99.81	17.70	66.7	1.04

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	IMPROVED	22	0	0.0	0	0.0	2	9.1	9	40.9	5	22.7	4	18.2	0	0.0	2	9.1
	TOTAL	23	1	4.4	0	0.0	2	8.7	8.5	37.0	5.5	23.9	4	17.4	0	0.0	2	8.7
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	TOTAL	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	IMPROVED	23	0	0.0	0	0.0	2	8.7	9.5	41.3	5.5	23.9	4	17.4	0	0.0	2	8.7
	TOTAL	24	1	4.2	0	0.0	1	4.2	10	41.7	6	25.0	4	16.7	0	0.0	2	8.3

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2011 ASSESSMENT/SALES RATIO ANALYSIS

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TAXATION DISTRICT 266 CITY OF OSHKOSH
 COUNTY 70 WINNEBAGO
 EQ ADMIN AREA 81 GREEN BAY

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	3	53,600	47,000	114.04	121.70	110.59	20.35	33.3	1.07
	IMPROVED	315	40,609,800	40,052,014	101.39	103.09	101.00	7.84	86.7	1.02
	TOTAL	318	40,663,400	40,099,014	101.41	103.27	101.02	8.01	86.8	1.02
2 - COMMERCIAL	VACANT	1	308,700	310,000	99.58	99.58	99.58	0.00	100.0	1.00
	IMPROVED	17	12,739,500	13,606,400	93.63	98.13	96.49	16.15	64.7	1.05
	TOTAL	18	13,048,200	13,916,400	93.76	98.21	97.08	15.33	66.7	1.05
TOTAL	VACANT	4	362,300	357,000	101.48	116.17	105.09	18.68	75.0	1.14
	IMPROVED	332	53,349,300	53,658,414	99.42	102.84	100.86	8.30	84.9	1.03
	TOTAL	336	53,711,600	54,015,414	99.44	102.99	100.86	8.44	84.8	1.04

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

		OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
		#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	3		0	0.0	0	0.0	1	33.3	.5	16.7	.5	16.7	0	0.0	0	0.0
	IMPROVED	315		0	0.0	1	0.3	9	2.9	147.5	46.8	125.5	39.9	27	8.6	3	1.0
	TOTAL	318		0	0.0	1	0.3	9	2.8	149	46.9	127	39.9	26	8.2	3	0.9
2 - COMMERCIAL	VACANT	1		0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0
	IMPROVED	17		1	5.9	0	0.0	2	11.8	5.5	32.4	5.5	32.4	1	5.9	1	5.9
	TOTAL	18		1	5.6	0	0.0	2	11.1	6	33.3	6	33.3	1	5.6	1	5.6
TOTAL	VACANT	4		0	0.0	0	0.0	0	0.0	2	50.0	1	25.0	0	0.0	1	25.0
	IMPROVED	332		1	0.3	1	0.3	13	3.9	151	45.5	131	39.5	29	8.7	3	0.9
	TOTAL	336		1	0.3	1	0.3	13	3.9	153	45.5	132	39.3	29	8.6	4	1.2

WISCONSIN DEPARTMENT OF REVENUE
2011 ASSESSMENT/SALES RATIO ANALYSIS

TAXATION DISTRICT 251 CITY OF MENASHA

COUNTY 70 WINNEBAGO 08 CALUMET

EQ ADMIN AREA 81 GREEN BAY 81 GREEN BAY

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	7	359,700	388,600	92.56	93.15	95.88	8.71	85.7	1.01
	IMPROVED	99	13,621,200	13,037,077	104.48	106.50	103.85	9.75	78.8	1.02
	TOTAL	106	13,980,900	13,425,677	104.14	105.62	103.26	9.86	78.3	1.01
2 - COMMERCIAL	VACANT	2	250,200	340,000	73.59	72.77	72.77	38.53	0.0	0.99
	IMPROVED	6	2,467,700	2,465,061	100.11	111.31	101.88	21.62	50.0	1.11
	TOTAL	8	2,717,900	2,805,061	96.89	101.67	98.04	24.00	75.0	1.05
TOTAL	VACANT	9	609,900	728,600	83.71	88.62	95.88	13.28	77.8	1.06
	IMPROVED	105	16,088,900	15,502,138	103.79	106.78	103.85	10.40	77.1	1.03
	TOTAL	114	16,698,800	16,230,738	102.88	105.34	103.07	10.83	75.4	1.02

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	7	0	0.0	0	0.0	1	14.3	2.5	35.7	3.5	50.0	0	0.0	0	0.0	0	0.0
	IMPROVED	99	0	0.0	1	1.0	3	3.0	45.5	46.0	32.5	32.8	12	12.1	4	4.0	1	1.0
	TOTAL	106	0	0.0	1	0.9	5	4.7	47	44.3	36	34.0	12	11.3	4	3.8	1	0.9
2 - COMMERCIAL	VACANT	2	0	0.0	1	50.0	0	0.0	0	0.0	0	0.0	0	0.0	1	50.0	0	0.0
	IMPROVED	6	0	0.0	0	0.0	2	33.3	1	16.7	2	33.3	0	0.0	0	0.0	1	16.7
	TOTAL	8	1	12.5	0	0.0	0	0.0	3	37.5	3	37.5	0	0.0	0	0.0	1	12.5
TOTAL	VACANT	9	1	11.1	0	0.0	1	11.1	2.5	27.8	4.5	50.0	0	0.0	0	0.0	0	0.0
	IMPROVED	105	0	0.0	1	1.0	5	4.8	46.5	44.3	34.5	32.9	12	11.4	4	3.8	2	1.9
	TOTAL	114	1	0.9	1	0.9	7	6.1	48	42.1	38	33.3	13	11.4	4	3.5	2	1.8